

In re:
Eileen Cera
Debtor

Case No. 18-17724-elf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Dec 19, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 21, 2022:

Recip ID	Recipient Name and Address
db	+ Eileen Cera, 300 N. Lafayette Ave, Morrisville, PA 19067-6635

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 21, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 19, 2022 at the address(es) listed below:

Name	Email Address
BRIAN CRAIG NICHOLAS	on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bnicholas@kmlawgroup.com bkgroup@kmlawgroup.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor Select Portfolio Servicing Inc. bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor US Bank Trust National Association not in its individual capacity but solely as owner trustee for VRMTG Asset Trust cwohlab@raslg.com
DENISE ELIZABETH CARLON	on behalf of Creditor Select Portfolio Servicing Inc., the client is NewRez, LLC d/b/a et al... bkgroup@kmlawgroup.com
JASON BRETT SCHWARTZ	on behalf of Defendant Exeter Finance LLC jschwartz@friedmanvartolo.com bankruptcy@friedmanvartolo.com
JASON BRETT SCHWARTZ	

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on behalf of Creditor Exeter Finance LLC jschwartz@friedmanvartolo.com, bankruptcy@friedmanvartolo.com

JOHN M. KENNEY

on behalf of Plaintiff Eileen Cera jken330@comcast.net Kathy@jkenneylaw.com

JOHN M. KENNEY

on behalf of Debtor Eileen Cera jken330@comcast.net Kathy@jkenneylaw.com

KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

KEVIN G. MCDONALD

on behalf of Creditor Select Portfolio Servicing Inc. bkgroup@kmlawgroup.com

KEVIN G. MCDONALD

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bkgroup@kmlawgroup.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 12

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

Eileen Cera aka Eileen Schueller

Debtor(s)

Select Portfolio Servicing, Inc., the client
is NewRez, LLC d/b/a Shellpoint
Mortgage Servicing as servicer for US
Bank National Association, Not In Its
Individual Capacity But Solely A Owner
Trustee For VRMTG Asset Trust
Moving Party

vs.

Eileen Cera aka Eileen Schueller

Debtor(s)

Daniel Schueller

Co-Debtor

and Kenneth E. West Esq.

Trustee

Chapter 13

NO. 18-17724 ELF

ORDER

AND NOW, this 19th day of December, 2022 upon the filing of a Certification of Default by the Movant in accordance with the Stipulation of the parties, it is **ORDERED** that the automatic stay under 11 U.S.C. Sections 362 and 1301 (if applicable), is **MODIFIED** to allow Select Portfolio Servicing, Inc., d/b/a Shellpoint Mortgage Servicing as servicer for US Bank National Association, Not In Its Individual Capacity But Solely A Owner Trustee For VRMTG Asset Trust and its successor in title to exercise its *in rem* rights under applicable nonbankruptcy law regarding the premises 300 North Lafayette Avenue, Morrisville, PA, 19067.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



ERIC L. FRANK
UNITED STATES BANKRUPTCY JUDGE